



## *Agenda Briefing*

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**Date of Meeting:** January 7, 2020

**Responsible Department:** Community Development

**Presenter:** Sean Landis, Deputy City Manager

**Briefing Prepared By:** Sean Landis

**Strategic Focus Area:** Economic Growth

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**General Information / Subject:**

Discussion, consideration and possible action concerning adding "Restaurant-Full Service" to Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.15 "Comprehensive Land Use Regulation Matrix".

Request for an amendment to the Seabrook City Code, Appendix A, "Comprehensive Zoning", Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.15 "Comprehensive Land Use Regulation Matrix", by adding "Restaurant-Full Service" to Section 3.15, "Comprehensive Land Use Regulation Matrix" as a "Permitted" use within the following land use districts: "Medium Commercial" (C-2), "Heavy Commercial" (C-3), "Waterfront Activity" (WAD), "Marine Oriented Mixed Use" (MMU), "Point Overlay" (POD), "Seabrook Town Center Commercial Development Overlay" (STCOD), "Old Seabrook" (OS), "SH 146 South Commercial" (146-S), "SH 146 Main Commercial" (146-M), and "Light Industrial" (LI) Districts and as a "Conditional Use" within the following land use district: "Light Commercial" (C-1).

**Executive Summary / Background:**

Even though they are distinctively different, the City currently does not differentiate between traditional full-service and fast-food restaurants. A traditional full-service restaurant patrons are seated at a table with a dedicated server who takes and delivers an order. A fast-food restaurant often have meals produced en masse to meet the grab-and-go demand with limited table service.

The site development is also distinctively different. A fast-food restaurant is customarily constructed on a small parcel of property, often less than one half an acre, normally located on a corner lot along a high traffic area or fronting a retail strip mall. The average size of a fast-food restaurant is between 1,375 to 4,250 square feet. A traditional full-service restaurant typically is constructed on a larger parcel of property, often up to an acre. The average size of a traditional full-service restaurant is between 5,000 to 12,500 square feet.

Due to the distinct differences between these two uses and their varying degree of impact as it relates to the health, safety and welfare on the community. Staff is recommending that Section 3.15 "Comprehensive Land Use Regulation Matrix", is modified by adding "Restaurant-Full Service" as a "Permitted" use within the following land use districts: "Medium Commercial" (C-2), "Heavy Commercial" (C-3), "Waterfront Activity" (WAD), "Marine Oriented Mixed Use" (MMU), "Point Overlay" (POD), "Seabrook Town Center Commercial Development Overlay" (STCOD), "Old Seabrook" (OS), "SH 146 South Commercial" (146-S), "SH 146 Main Commercial" (146-M), and "Light Industrial" (LI) Districts; and as a "Conditional Use" within the following land use district: "Light Commercial" (C-1).

**Funding / Fiscal Information:**

Account Number: N/A

Amount Budgeted: N/A

Amount Requested / Required: N/A

Funding Source (if not budgeted):

N/A

**Supporting Materials Attached:****Prior Action / Review by Council, Boards, Commissions:**

The Planning and Zoning Commission at their regular scheduled meeting held on November 21, 2019 voted to approve the request.

Aye: Aguilar, Giangrosso, Renola, Soich.

Nay:

Absent: Caradec, Reynolds, Aguilar.

**Staff Recommendation:**

**REVIEWED AND APPROVED BY:  
(as appropriate)**

<div><div>DocuSigned by:</div><div>Sean Landis</div><div>8D524E40D42B498</div></div> <div>Preparer or Department Director</div>	<div></div> <div>Date</div>
<div></div> <div>Department Director or HR Review (if needed)</div>	<div></div> <div>Date</div>
<div></div> <div>IT Director, if needed</div>	<div></div> <div>Date</div>
<div></div> <div>Finance Director, if needed</div>	<div></div> <div>Date</div>
<div><div>DocuSigned by:</div><div>Sean Landis</div><div>8D524E40D42B498...</div></div> <div>Deputy City Manager, if needed</div>	<div></div> <div>Date</div>
<div><div>DocuSigned by:</div><div>Gayle Cook</div><div>B8CE768D777F40E...</div></div> <div>City Manager</div>	<div></div> <div>Date</div>

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.